



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

202 Hawktree Bay NW
Calgary, Alberta

MLS # A2241885



\$789,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees,		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Built-in bookcases

OPEN HOUSE AUGUST 16TH 12-2PM **Welcome to 202 Hawktree Bay NW**, an updated home tucked into a peaceful cul-de-sac in the highly sought-after community of Hawkwood. Set on a sunny corner lot with no sidewalks to shovel, this property features a beautifully landscaped, private yard with mature trees, an apple tree, a dedicated vegetable garden, and a striking piece of Mt. Rundle stone adding character to the front yard. The expansive back deck offers the perfect setting for summer BBQs and outdoor entertaining. Inside, the home combines thoughtful design with practical comfort—featuring refinished hardwood floors, custom stonework around the fireplace, and smart lighting throughout the main and lower levels. The main floor includes a front den that can easily be used as a fourth bedroom, ideally situated next to a full bathroom, making it perfect for guests or multigenerational living. Convenient **main floor laundry** adds to the everyday ease of this home. Upstairs, the primary suite offers a peaceful retreat complete with a private ensuite, while two additional generously sized bedrooms and a full bathroom provide ample space for the whole family. The fully finished basement expands your living space with a cozy movie theatre room featuring riser seating options, a gym or playroom, a large utility/storage room, and an additional bedroom and full bathroom (note: basement windows may not meet current egress standards). Comfort and efficiency are top of mind with two fireplaces—one gas and one wood-burning with gas assist—central A/C, two hot water tanks, a water softener, and a dechlorinator system. The kitchen and basement feature upgraded Pella triple-pane windows with built-in blinds. Additional modern conveniences include an app-connected smart lighting system and remote-controlled garage door. Parking and

storage are abundant with a double attached heated garage, a fully powered detached single garage/workshop, a trailer/RV area; room for up to six vehicles. Ideally located near parks, schools, Crowfoot shopping, LRT, and the YMCA, this move-in ready home offers flexibility, functionality, and comfort in one of Calgary's most established and welcoming neighbourhoods.